

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |   |
|---|---|
| Address<br>Including suburb and<br>postcode | 4/13-15 SMITH STREET HEALESVILLE VIC 3777 |
|---|---|

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

|              |  |                     |           |   |           |
|--------------|--|---------------------|-----------|---|-----------|
| Single Price |  | or range<br>between | \$550,000 | & | \$600,000 |
|--------------|--|---------------------|-----------|---|-----------|

### Median sale price

(\*Delete house or unit as applicable)

|              |             |               |             |        |             |
|--------------|-------------|---------------|-------------|--------|-------------|
| Median Price | \$640,000   | Property type | Unit        | Suburb | Healesville |
| Period-from  | 01 Jan 2025 | to            | 31 Dec 2025 | Source | Cotality    |

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property            | Price     | Date of sale |
|---|-----------|--------------|
| 8/13-15 SMITH STREET HEALESVILLE VIC 3777 | \$550,000 | 22-Oct-25    |
| 4/6 CROWLEY ROAD HEALESVILLE VIC 3777     | \$570,000 | 25-Nov-25    |
|   |           |              |

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 19 January 2026